

Aldreds
Estate Agents

4 Herringby Court Mill Road, Stokesby, NR29 3FP

£575,000





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Stokesby, Great Yarmouth, NR29 3FP

- High Specification New Build
- Flooring Included
- Driveway Parking & Garage
- High Quality Fixtures & Fittings Throughout
- PV Solar Panels & EV Charger
- Underfloor Heating Via Air Source Heat Pump
- Four Double Bedrooms (Master En Suite)
- Lawned Rear Garden Backing Onto Open Farmland
- Desirable Broadland Village Location
- Complete and Ready to Move In!

Aldreds are delighted to offer this brand new four bedroom detached house situated in the desirable Broadland village of Stokesby. This spacious home forms part of small development of four new properties and offers spacious accommodation including an impressive open plan entrance hall with oak staircase, opening into a garden facing kitchen/dining/day room fitted with a high-quality kitchen with appliances. Further accommodation includes a ground floor cloakroom, utility room, four double bedrooms, master en-suite and family bathroom.

The property offers underfloor heating via an air source heat pump, spacious tarmac driveway parking, garage and a delightful rear garden backing onto open farmland. Now complete and ready for occupation with flooring included. Internal viewing is highly recommended to appreciate this quality new build.



Entrance Hall

Part glazed composite entrance door, oak staircase with glass inset to first floor landing, power points, inset LED ceiling lighting, smoke detector, cupboard housing underfloor heating manifold and home ethernet points with light, open plan access to Kitchen/Dining/Day Room, doors leading off;

Cloakroom

Front facing obscure glazed window, tiled walls, hand wash basin within a fitted storage unit, low level w.c., inset LED ceiling lighting, ventilation.

Open Plan Kitchen/Dining/Day Room 22'0" x 13'6" reducing to 10'4" (6.73m x 4.13m reducing to 3.15m)

A spacious garden facing room with a range of high quality kitchen units with Quartz work surface and upstand, inset stainless steel base sink with mixer tap, integrated appliances including electric oven, combination microwave, fridge-freezer and dishwasher, power points, television point, inset LED ceiling lighting, smoke detector, glazed French doors to lounge and door giving access to;

Utility Room 10'5" x 5'5" (3.19m x 1.66m)

Rear facing window and part glazed door to garden, a range of fitted units with Quartz work surface and upstand, stainless steel sink, power points, space for washing machine.





Lounge 16'6" x 11'11" (5.03m x 3.64m)

Two front facing windows, power points, television point, ethernet points, inset LED ceiling lighting, glazed door from hallway.

First Floor Landing

Loft access, inset LED ceiling lighting, smoke detector, power points, radiator, airing cupboard housing pressurised hot water cylinder, doors leading off;

Master Bedroom 15'10" at max x 11'10" (4.83m at max x 3.63m)

Two windows to front aspect, radiator, power points, television point, ethernet points, inset LED ceiling lighting, smoke detector, built-in wardrobe with sliding doors, hanging rails, fitted shelving and drawers, door giving access to;

En-Suite Shower Room 9'8" x 4'7" at max (2.96m x 1.41m at max)

Front facing obscure glazed window, part tiled walls, tiled shower cubicle with raindrop shower head, fitted units housing hand wash basin with mono bloc tap, low level w.c., part tiled walls, heated towel rail, mirror, inset LED ceiling lighting, ventilation.

Bedroom 2 14'0" reducing to 10'5" x 12'7" (4.29m reducing to 3.2m x 3.84m)

Front facing window, radiator, power points, television point, ethernet point.

Directions

Upon entering the village of Stokesby on the Stokesby New Road from Acle, continue as the road runs into Mill Road through the village centre, passing the village green on the right. Herringby Court can be found a short way along, just past the left turn into Croft Hill on the left hand side, located by our 'For Sale' board.



Bedroom 3 11'1" x 14'0" reducing to 10'5" (3.39m x 4.29m reducing to 3.2m)

Rear facing window allowing a superb farmland view, radiator, power points, television point, ethernet point, smoke detector.

Bedroom 4 11'11" x 11'1" reducing to 10'8" (3.65m x 3.38m reducing to 3.27m)

Rear facing window allowing a superb farmland view, radiator, power points, television point, ethernet point, smoke detector.

Bathroom 9'8" x 7'4" (2.97m x 2.25m)

A luxurious bathroom with tiled walls, bath with central mixer tap, low level w.c., hand wash basin within a fitted storage unit, tiled shower cubicle with raindrop shower head, ventilation, inset LED ceiling lighting, heated towel rail.

Outside

The property is approached via a tarmac driveway giving ample parking space for a number of vehicles with an EV charger.

Garage 20'1" x 9'9" (6.13m x 2.98m)

With electrically operated up and over door with power and light.

Garden

The property offers an enclosed garden laid to lawn with a large paved patio to the rear of the property, the rear garden backs onto open farmland with far reaching views.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council. Band to be confirmed on build completion.

Predicted Energy Assessment (PEA)

Rating: TBC

PCC Structural Guarantee

The property is sold with a David Bullen 6 year Professional Consultants Certificate (PCC). This is a structural guarantee and is valid for 6 years from completion of build.

Location

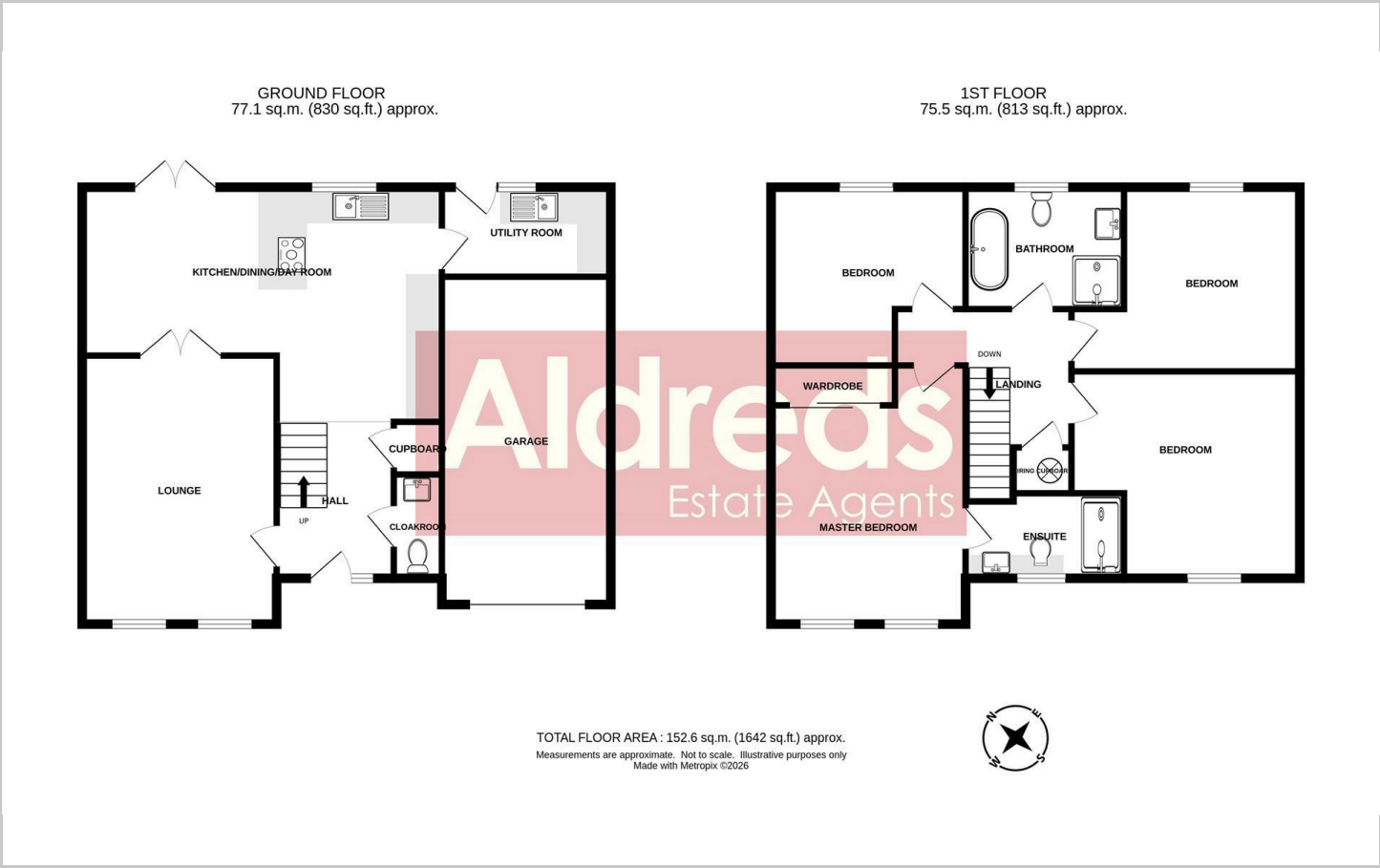
Stokesby is a quiet village approximately 9 miles from Great Yarmouth and 13 miles from Norwich. The village is situated on the banks of the River Bure and offers visitors a tranquil and peaceful time for their stay. Stokesby has the Ferry Inn Public house. There is also a busy Community Centre and Social Club and regular services are held in St Andrews Church. There is free parking beside the village green overlooking the river. Many visitors arrive by boat with free 24hr moorings near the Green and pub moorings in front of The Ferry. On the village green, there are swings and slides for the young ones to let off steam.

Reference

PJL/S10123



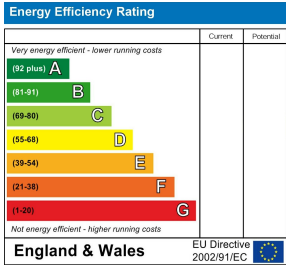
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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